

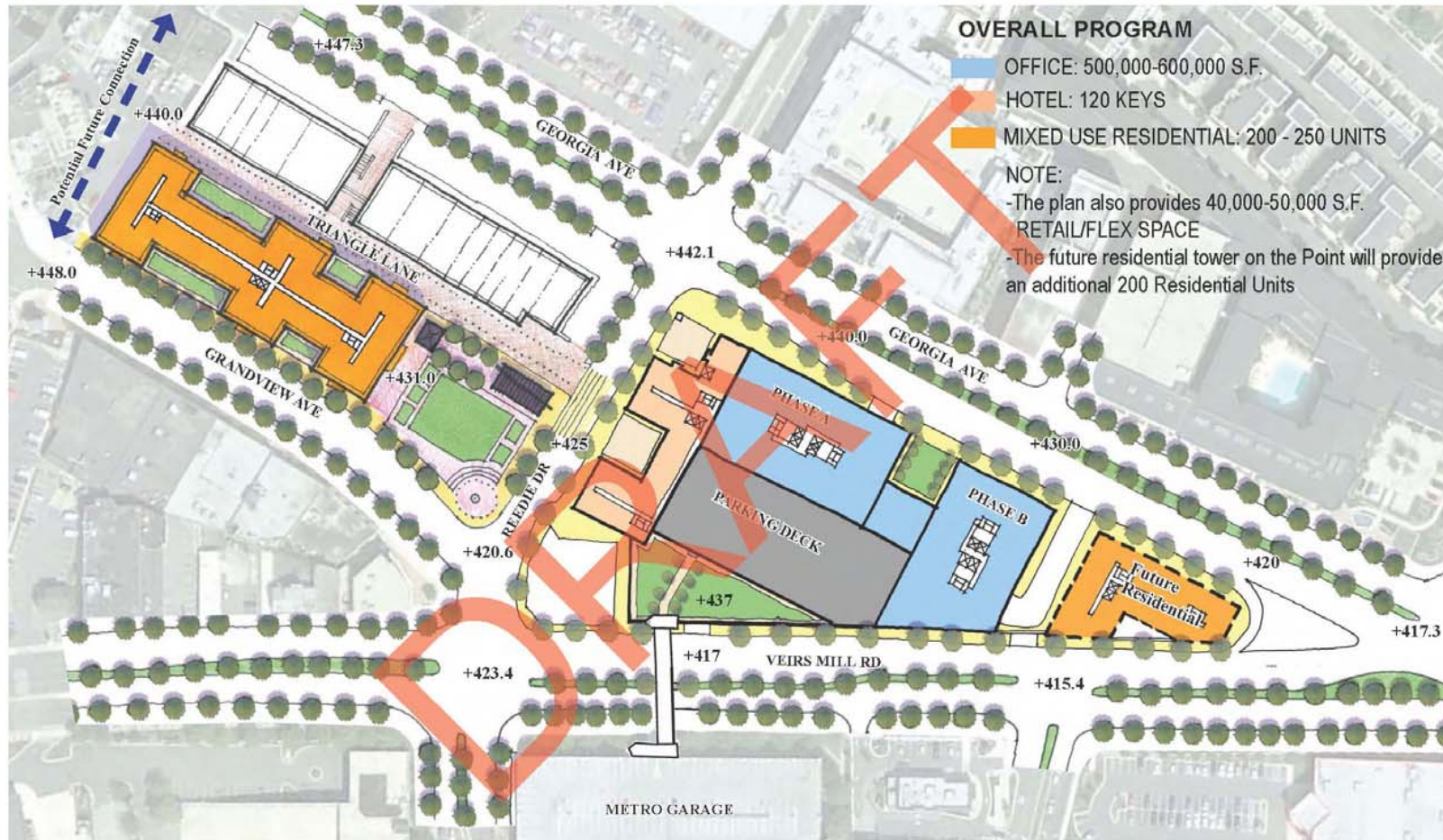
Wheaton's New Downtown Conceptual Plan

The plan view and the aerial image below, provide a good sense as to the scale of development the B.F. Saul Company is proposing for the Wheaton's New Downtown project. This is the basic concept plan upon which financial negotiations have begun. This plan will certainly evolve if the initial financial negotiations succeed.

The aerial view illustrates only a massing study of the buildings and is not meant to show final architecture. The proposed build-out of the two public sites include up to 600,000 sq. ft. of office space, a 120 key hotel, residential of 200 to 250 units (possibly an additional 200 units in a future phase), 40,000 sq. ft. of retail/flex space, and parking.

Assuming initial financial negotiations succeed, there will be a Community Meeting to explain these concepts and next steps.

The bus facility would stay in its current location with entry from Veirs Mill Road. It would be updated to accommodate articulated buses and future bus rapid transit routes. Development on the triangle would be built over the bus facility.



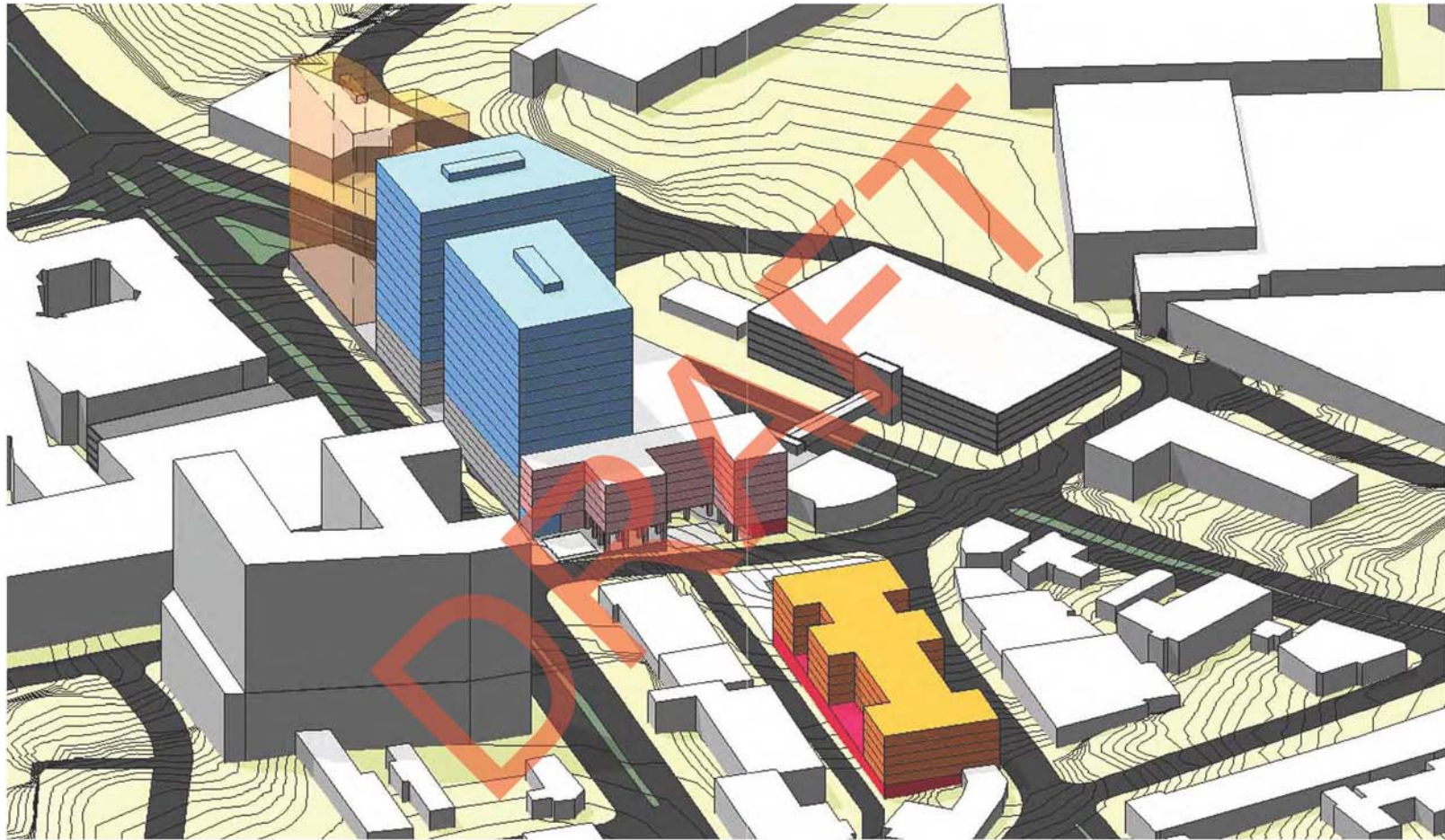
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OVERALL SITE - PLAN

B.F. SAUL COMPANY
TORTI GALLAS AND PARTNERS



WHEATON'S NEW DOWNTOWN



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March 11, 2011

OVERALL SITE - AERIAL VIEW LOOKING SOUTH

B.E. SAUL COMPANY
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wheaton's
new
downtown

WHEATON'S NEW DOWNTOWN